

Name of Committee: Devotion School Building Committee

Meeting Date: 14 February 2014 Time: 8:00 a.m. Meeting Location: Town Hall, Room 103

Attendees: See attached sign-in sheet

Topic: Meeting Minutes:

Motion by H. Charlupski to approve the minutes of the 13 December 2013 Devotion School Building Committee Meeting. Unanimously approved.

Topic: Date of Meetings

The dates and times of the next Building Committee Meeting are 27 February 2014 at 8:00 a.m., 7 March 2014 at 9:00 a.m. and 13 March 2014 at 8:00 a.m. location TBD.

Topic: PTO Communication

It was discussed that the parent representatives to the Building Committee would maintain a link on the PTO website containing information on the project. This may include "FAQs".

Topic: Schedule

T. Guigli described some key dates to maintain the schedule, as follows: End of February the Building Committee to select three to four design options for approval by the MSBA as part of the PDP (Preliminary Design Program) submission for further study. PDP submission no later than 17 March 2014, with response back from the MSBA within six (6) weeks. Meeting with Preservation on 25 February 2014 to update them on the progress of design and get preliminary feedback on status of existing buildings on site. Another meeting with Preservation on 11 March 2014 to get their determination as to significance of the school building. Next week, testing agents will be on site to collect samples of caulking and to conduct geotechnical investigative work.

Topic: Summary of Community and PTO Meetings

The Community and PTO meetings included discussions of where the project is now and what are the next steps and what has been learned to date. Participants gathered in small groups for discussion and to collect the thoughts of attendees. This resulted in lists of concerns and goals from both the community and parents. Architects will consider these in the crafting of design options.

Topic: Design Options

G. Metzger began the discussion by presenting the “Program Diagram” which is a result of their work so far, along with the “MSBA Program Guidelines”. The comparison was made to understand both the programmatic needs of the school and how the program as might be defined by the MSBA and to illustrate the differences.

The biggest differences appear in the common spaces such as the gym(s) and in some of the particular spaces such as Pre-K, extended day and the computer room. Once the final design schemes are decided upon by the Committee and submitted to the MSBA, it is expected they will ask questions, request additional information and perhaps negotiate on the plan as it relates to program needs. In any case the Town will need to articulate in detail why any space that is not in the MSBA template is indeed needed for the educational program.

G. Metzger then presented the programmatic diagrams which show the two basic approaches of a “one school option”, where all grades are clustered around common spaces and the “two school option”, where certain grades share proximity to each other, but are more separated to other grade groupings.

J. Flewelling noted that she had worked with the architect and others to develop a survey for parents as to which approach is preferred. While the results are not finalized, so far the polling is in favor of the cluster model over the two-track model.

P. Lewis stated that the current options are approximately the same square feet of the more complete options that were shown in the Concept Study. They reflect the 1.5 multiple of net to gross area as allowed by the MSBA. The cluster schemes result in more area as they are less efficient in that respect. For example, some schemes are four (4) stories tall or more and thus have more stairs, elevators and bathrooms to service all the floors.

D. Collins then presented the design options. She began by stating that HMFH is testing different options as to how they lay out architecturally and in consideration of the site, which is very constrained.

The first option presented is new construction. It would be built while leaving the existing school occupied. On the ground floor the grade level clusters as a wall along Stedman Street. The library is spread out with specialists near the grade level clusters. The corridors are active with library and learning spaces. Because of the site topography, the lower level and cafeteria look out onto play area. There is underground parking. The second level houses the Multi Purpose Room, Gym, small Gym, grades 3-5 and 6-8 clusters. There are fields and play spaces on Harvard Street. The existing school would be completely demolished.

The second option is similar in concept and grade clusters, but preserves more open space by building three stories on Stedman Street and two stories on Harvard Street.

Option 3 preserves the 1913 building and the auditorium. Some of the issues that will need to be addressed are the fact that the gym will have to be demolished first and there are phasing challenges. Underground parking would be retained and there would not be room on site for a softball field. One way to address the phasing issues would be to enlarge the small gym by removing the locker rooms and use it as the exclusive indoor physical education space during the entire period of construction. This is a program compromise that would have to be accepted by the School Department.

Option 4 also preserves the 1913 building and Auditorium but shifts most of the building closer to the property line on the south side of the site, opening up more play areas on Stedman Street.

Option 5 is a further iteration of this concept in which the organization of the classroom wing is different with grade levels stacked vertically; building high is four (4) floors.

Option 6 is similar to one of the options shown in the Concept Study and is taller and more compact than all of the others. It is a five (5) story building attached to the existing 1913 building. Learning activities are in the corridors. Cambridge and Chelsea have primary schools that are five (5) stories. Grades K-2 would be on ground level (in Option 5 above, grades 3-5 are also on the ground level), upper grades on upper levels with an aim of having it so that students only travel one or two levels to access services. The gym and cafeteria are on the lowest level with access to the field. The library functions are in the corridors.

Option 7 is a new school that compresses the building more than the other “new” building options. It has enough classrooms to organize by grade level/cluster, but is results in the “two school” concept with common spaces in the center.

K. Offenbergh of Carol Johnson Associates then presented preliminary site sketches. She noted she had met with staff to hear their concerns and goals. The site survey is still being finalized, but she presented a drawing with its initial findings and three (3) analyses of site impact with respect to the designs as have been so far developed by HMFH.

Site Option C generally has the play areas to the west of the building along Harvard and Stedman Streets, with other play spaces to the rear of the building. It has a regulation size Little League baseball field overlaid on a U-11 soccer field. It has building services and student drop-off on Stedman Street, ten surface parking spaces, a bus turn-around that fits three buses and a public gathering space on the corner of Stedman and Harvard streets. Architect options 1, 2 and 7 most closely relate to this site concept.

Site Option B most closely relates to architect options 3, 4 and 5. It retains the 1913 building and disperses play spaces more uniformly. There is no Little League field and soccer is reduced to U-9. If the devotion walkway is eliminated, it would expand the play areas design options.

Site Option C does not relate to any of the architect concepts as presented, but looks at what the theoretical relocation of the Devotion House to the corner of Stedman and Harvard Streets would reveal. According to K. Offenberg, it optimizes the playspaces and athletic program by allowing moving of the school closer to Harvard Street.

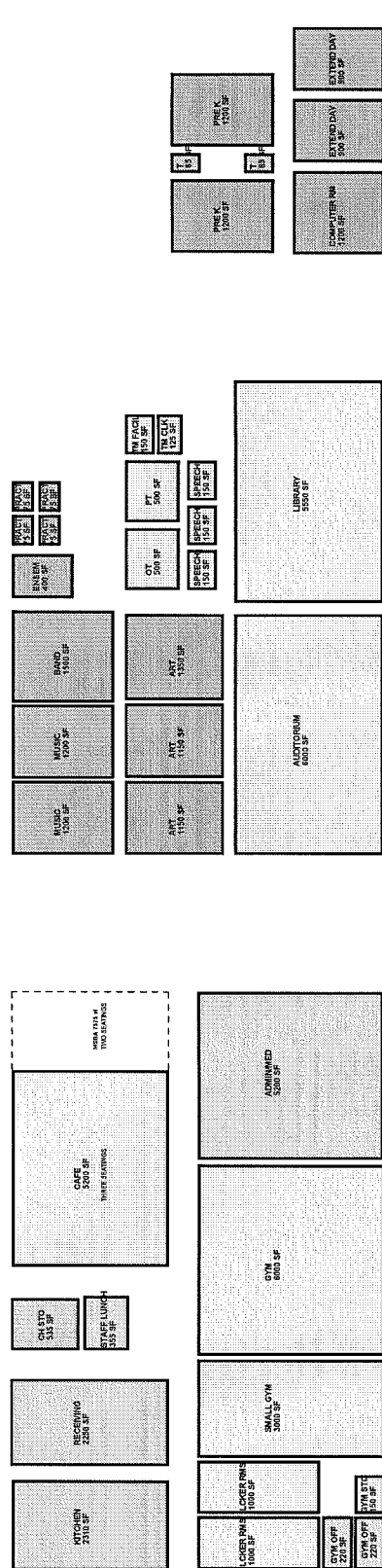
A debate then followed as to the final site concept and whether it should be considered since it did not relate to any of the architect's design schemes.

It was reiterated that the Building Committee shall select a number of options at its next meeting in order to keep to the schedule. The architect shall endeavor to provide materials in advance so as to facilitate the decision making process. Two other meetings were tentatively scheduled (see above) in the even they are needed.

Meeting Adjourned at approximately 11:45 a.m.

Respectfully submitted,

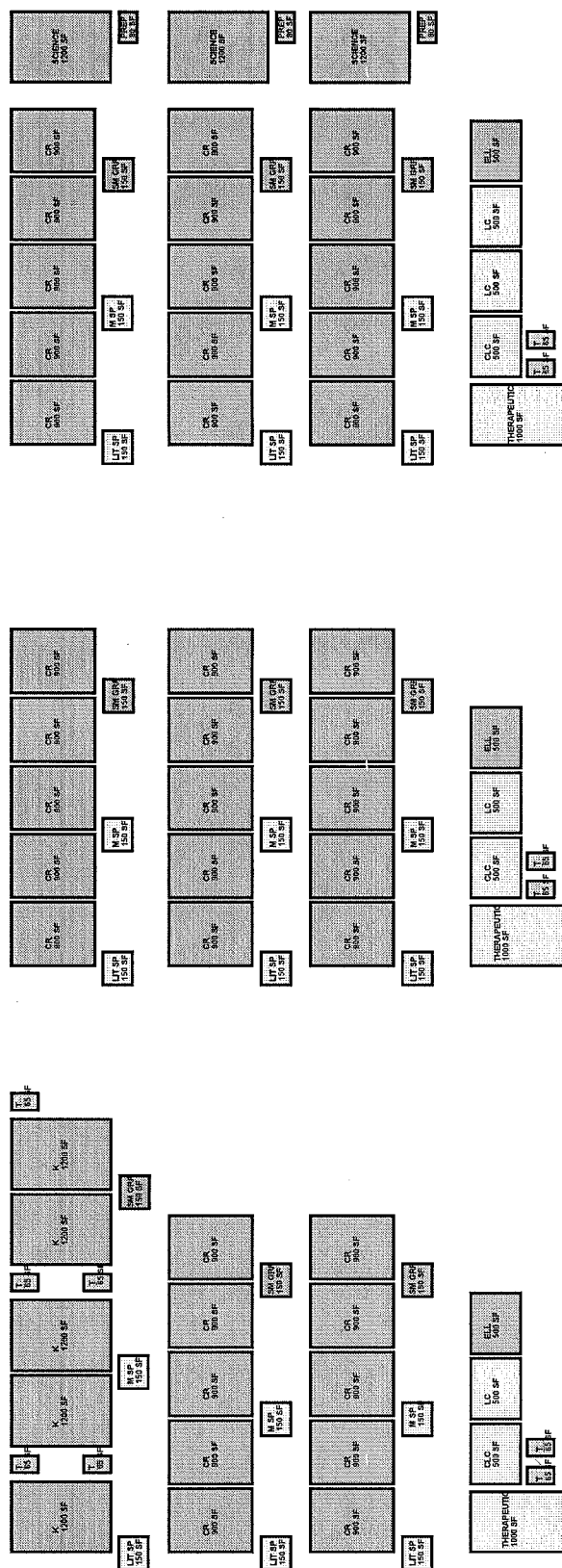
Tony Guigli  
Project Director



CORE

## SPECIALS

## OTHER



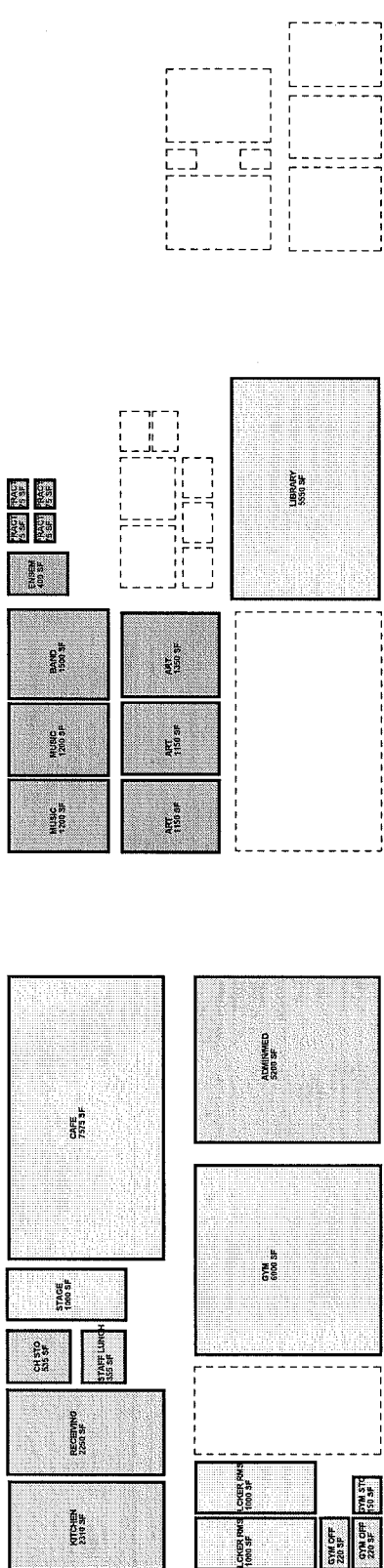
FIRST FLOOR - GRADES K-2

## SECOND FLOOR - GRADES 3-5

## THIRD FLOOR - GRADES 6-8

## ACADEMIC

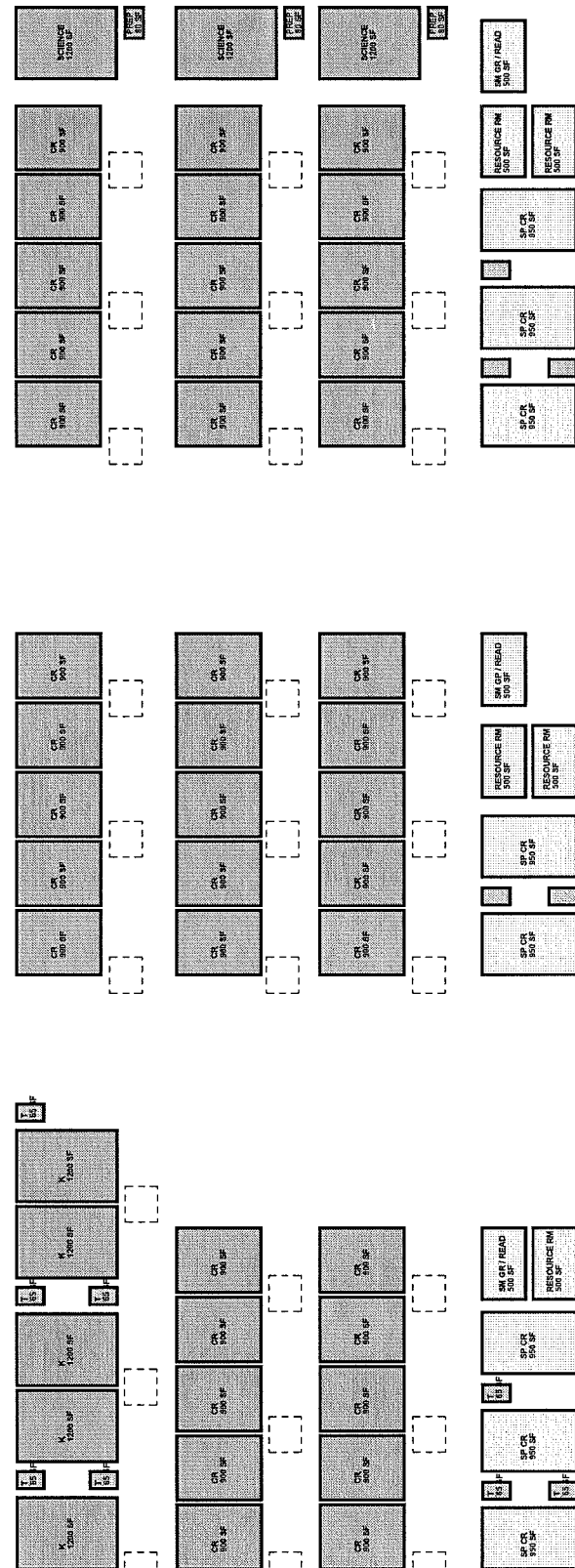
# PROGRAM DIAGRAM



## OTHER

## SPECIALS

## OTHER



FIRST FLOOR - GRADES K-2

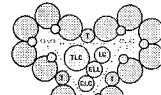
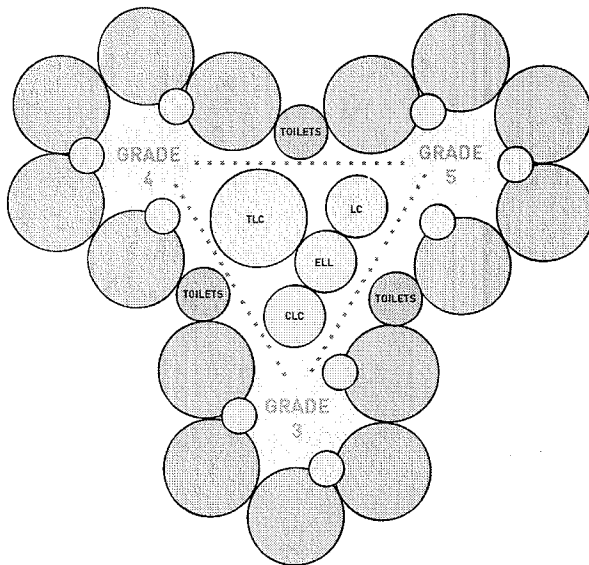
SECOND FLOOR - GRADES 3-5

THIRD FLOOR - GRADES 6-8

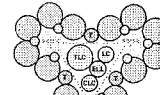
## ACADEMIC

**MSBA PROGRAM GUIDELINES**  
DEVOTION SCHOOL

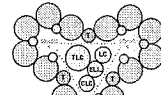
## ONE SCHOOL OPTION



K - 2

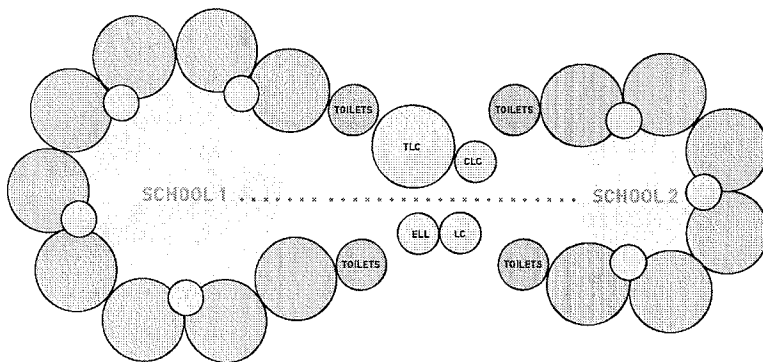


3 - 5



6 - 8

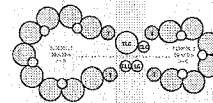
## TWO SCHOOL OPTION



SCHOOL 1

SCHOOL 2

6 - 8



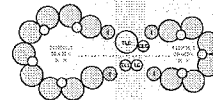
6 - 8

3 - 5



3 - 5

K - 2



K - 2

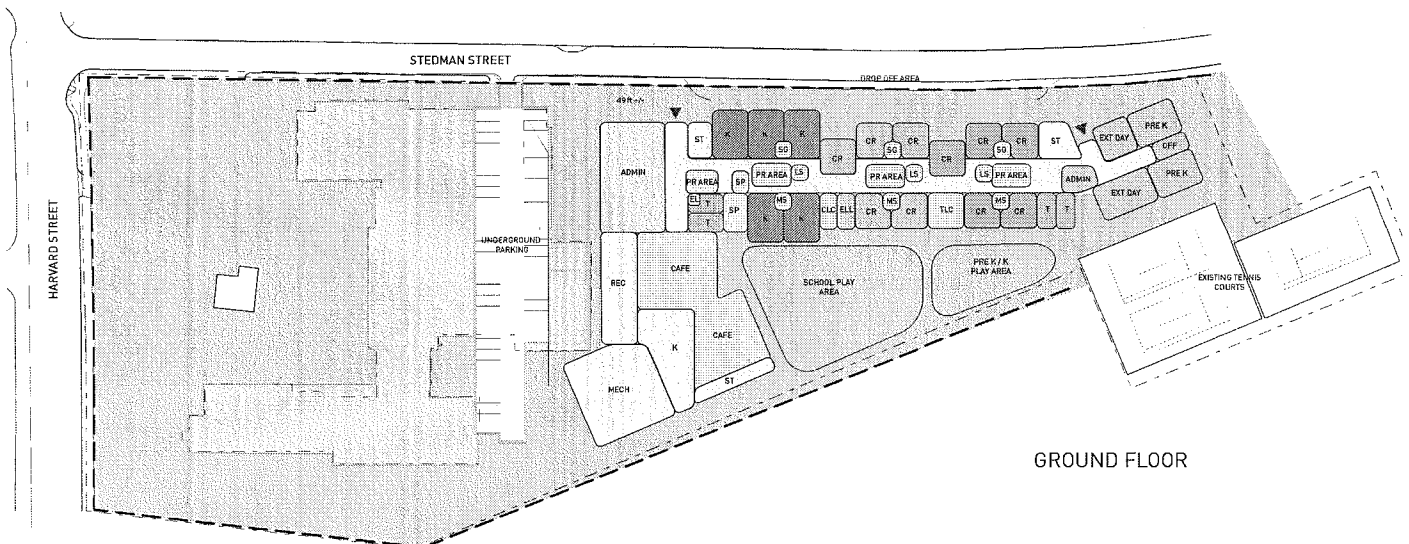
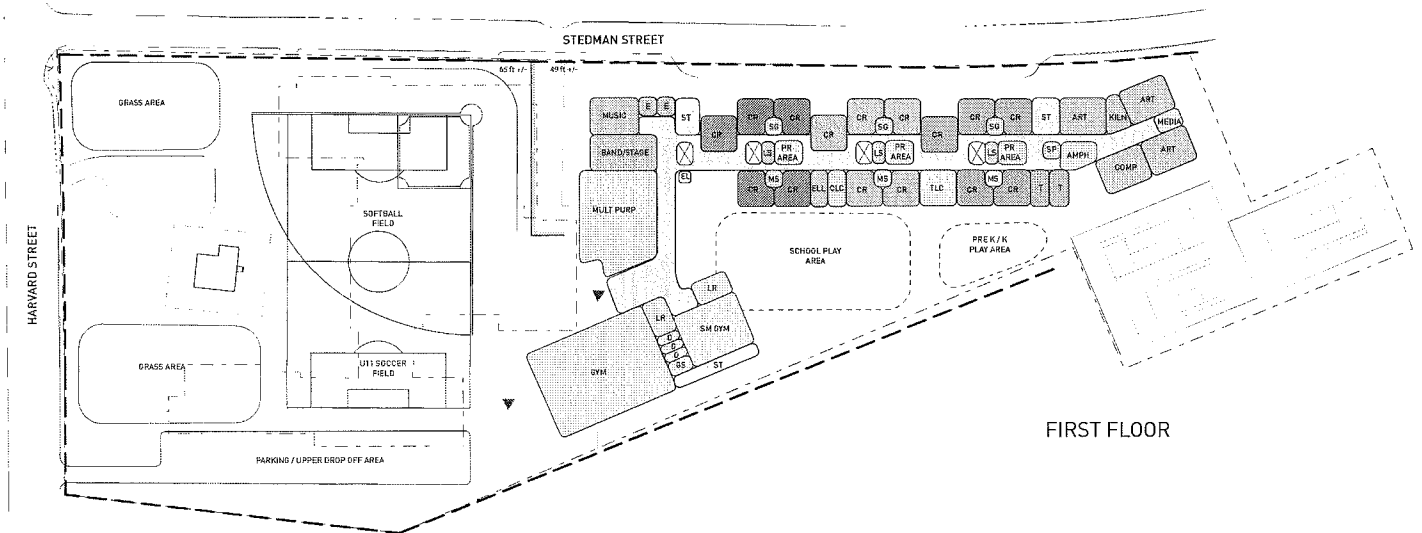
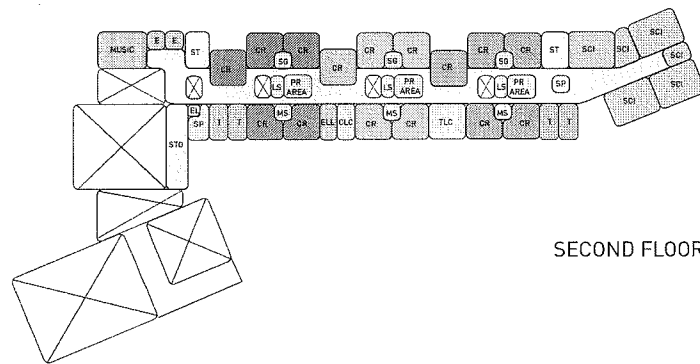
## Organization Diagrams

DEVOTION SCHOOL

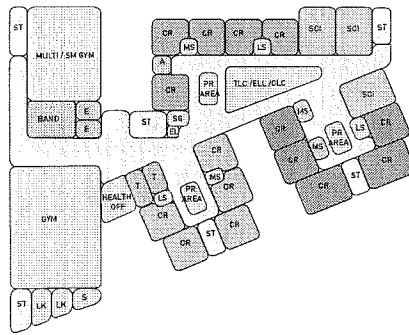
Brookline, MA

2/14/14

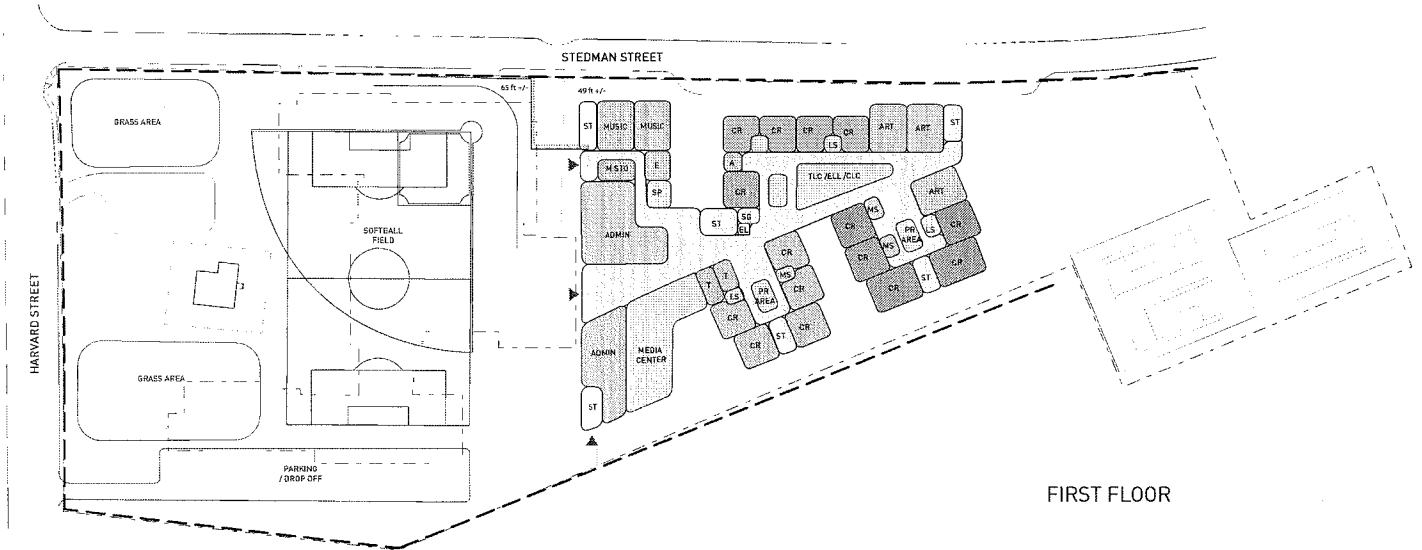




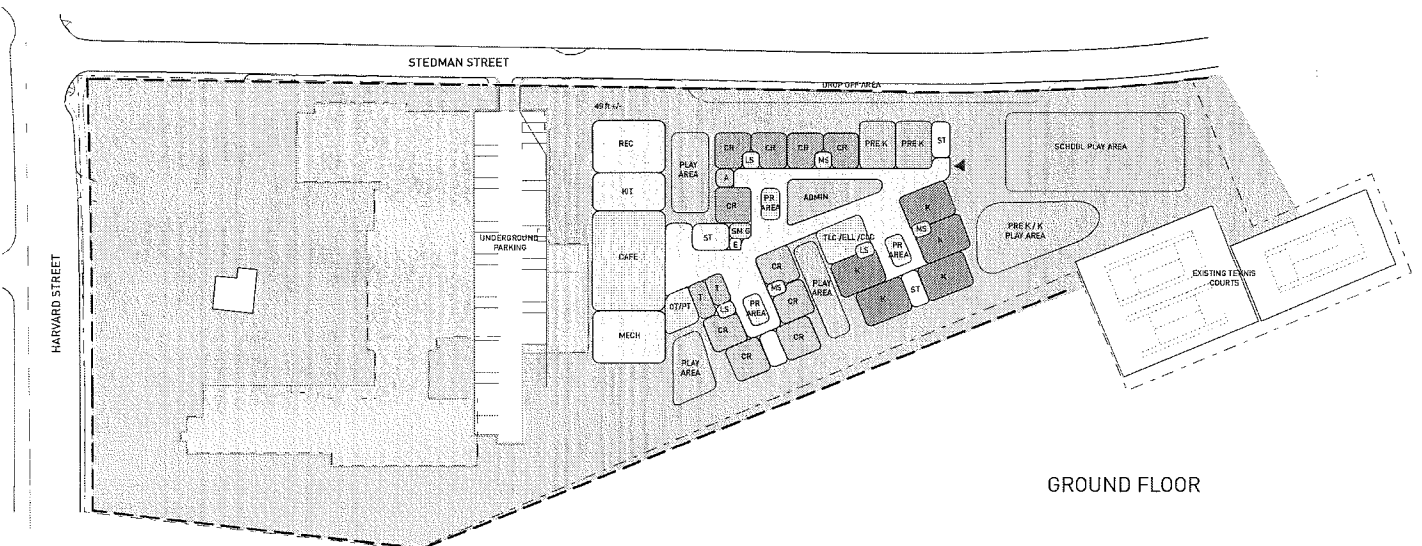




SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

## Concept Diagrams - Option 2

DEVOTION SCHOOL

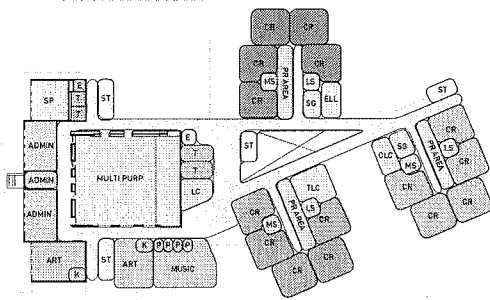
Brookline, MA

2/14/14

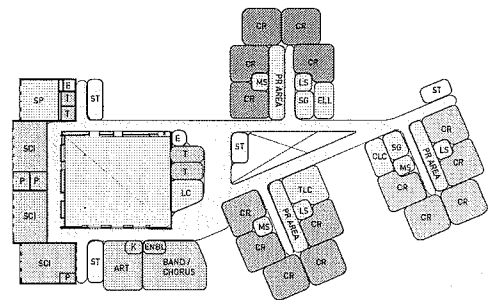


- Administration
- Shared Spaces
- Mechanical/Circulation
- Academic
- Classroom Cluster 1
- Classroom Cluster 2
- Classroom Cluster 2
- Special Education
- Toilets

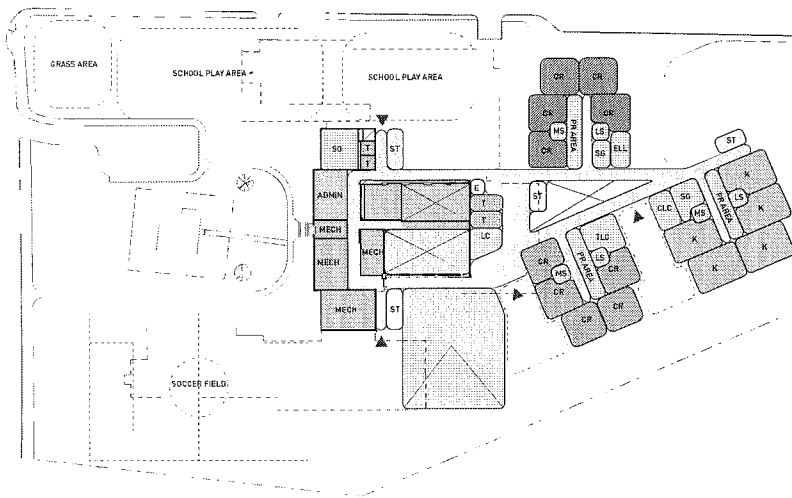




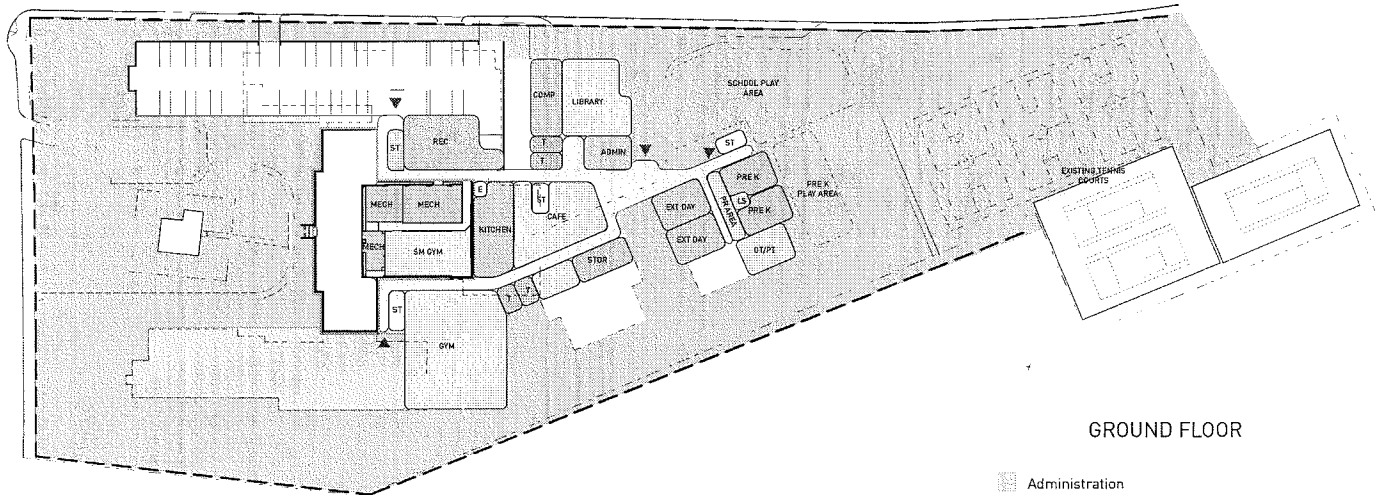
SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



GROUND FLOOR

# Concept Diagrams - Option 3

DEVOTION SCHOOL

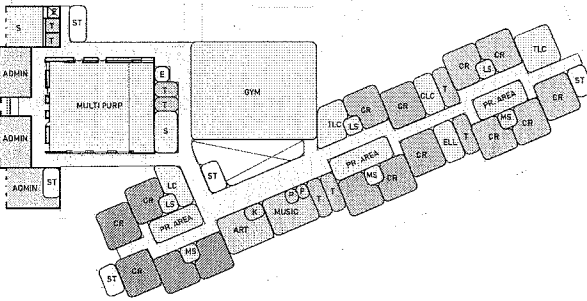
Brookline, MA

2/14/14

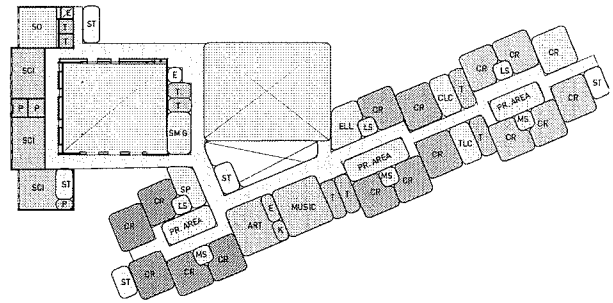


- Administration
- Shared Spaces
- Mechanical/Circulation
- Academic
- Classroom Cluster 1
- Classroom Cluster 2
- Classroom Cluster 2
- Special Education
- Toilets

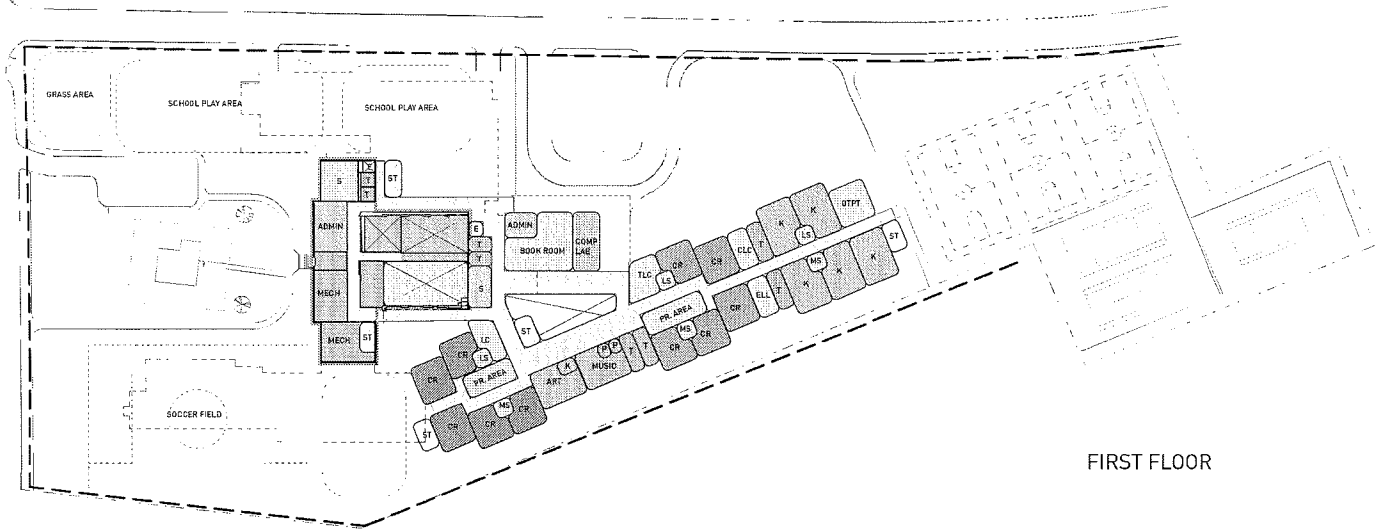




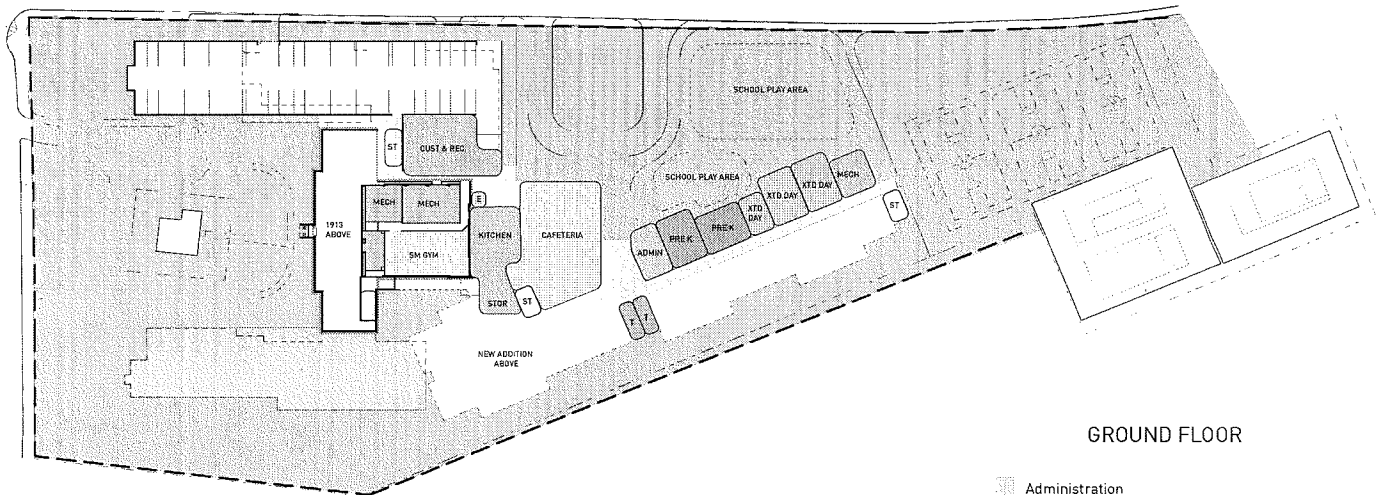
SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



GROUND FLOOR

## Concept Diagrams - Option 4

DEVOTION SCHOOL

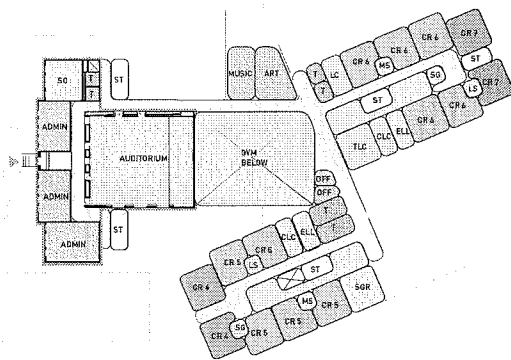
Brookline, MA

2/14/14

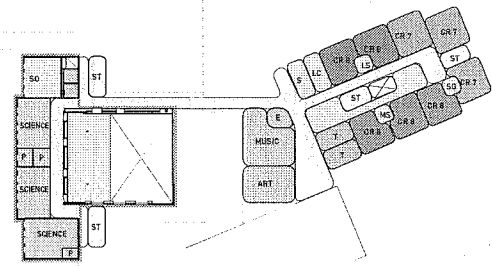


- Administration
- Shared Spaces
- Mechanical/Circulation
- Academic
- Classroom Cluster 1
- Classroom Cluster 2
- Classroom Cluster 2
- Special Education
- Toilets

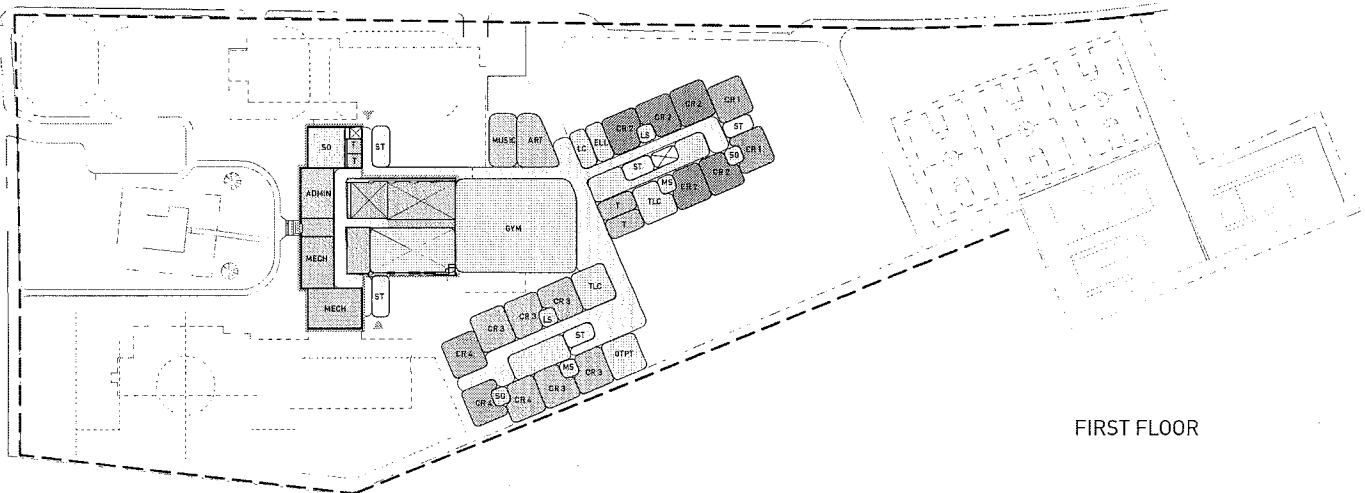




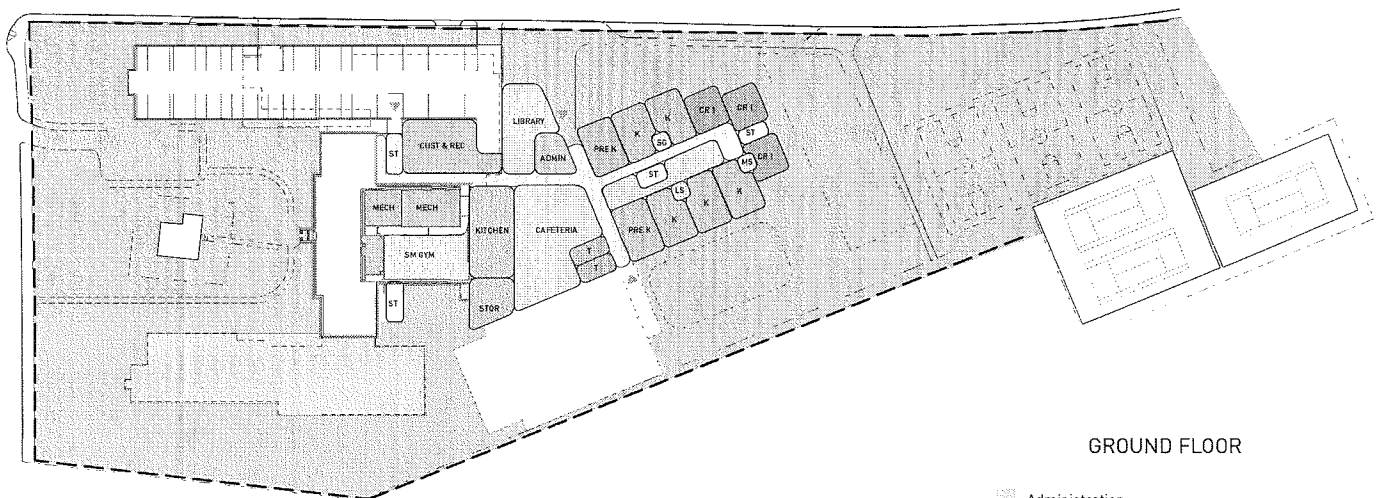
SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



GROUND FLOOR

# Concept Diagrams - Option 5

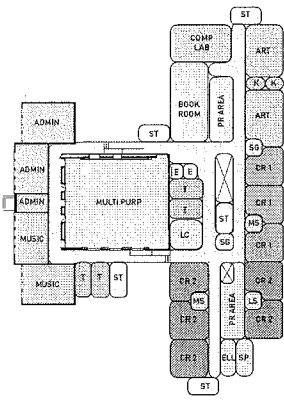
DEVOTION SCHOOL

Brookline, MA

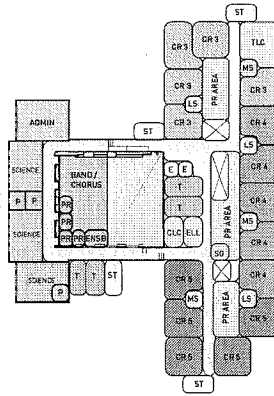
2/14/14

- Administration
- Shared Spaces
- Mechanical/Circulation
- Academic
- Classroom Cluster 1
- Classroom Cluster 2
- Classroom Cluster 2
- Special Education
- Toilets

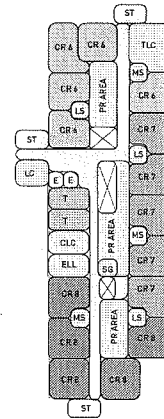




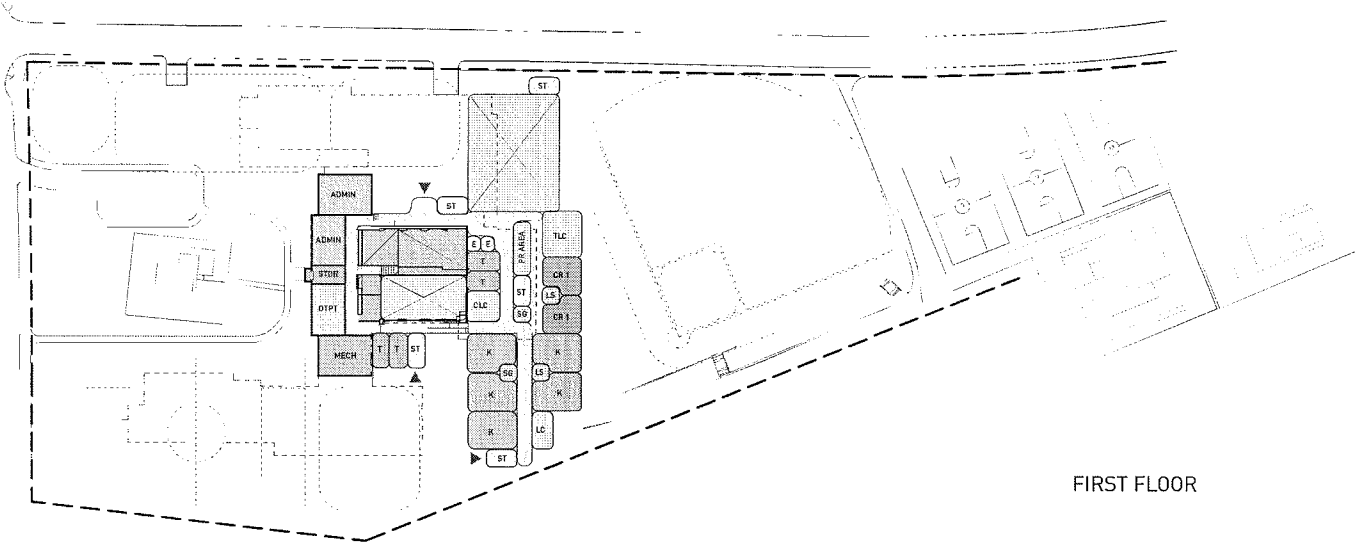
SECOND FLOOR



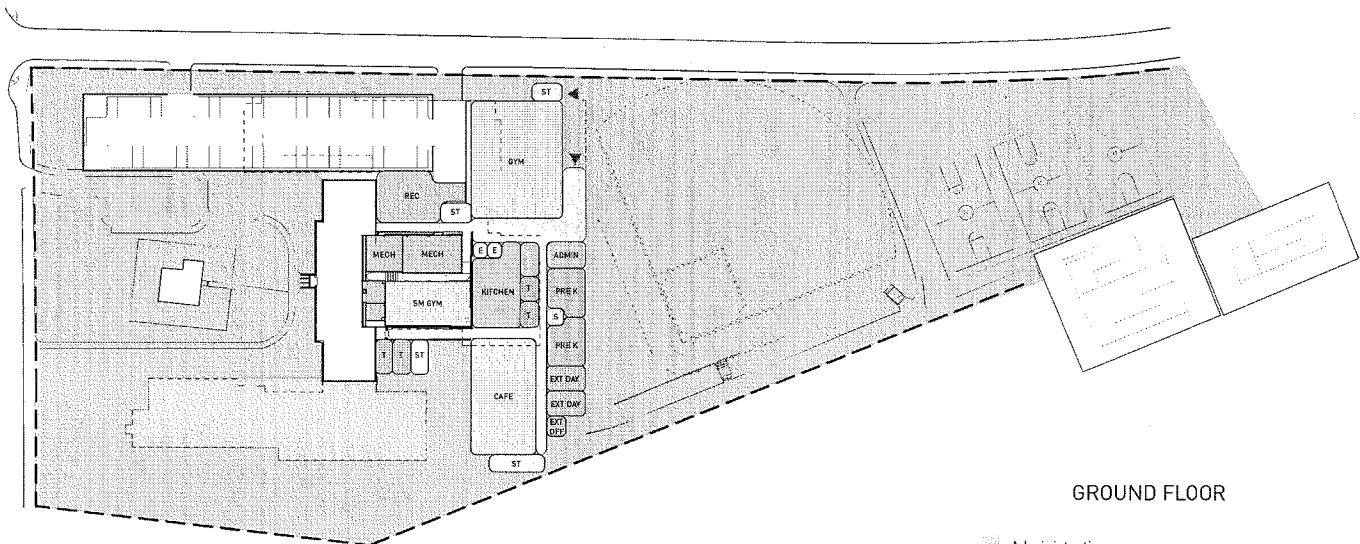
THIRD FLOOR



FOURTH FLOOR



FIRST FLOOR



GROUND FLOOR

## Concept Diagrams - Option 6

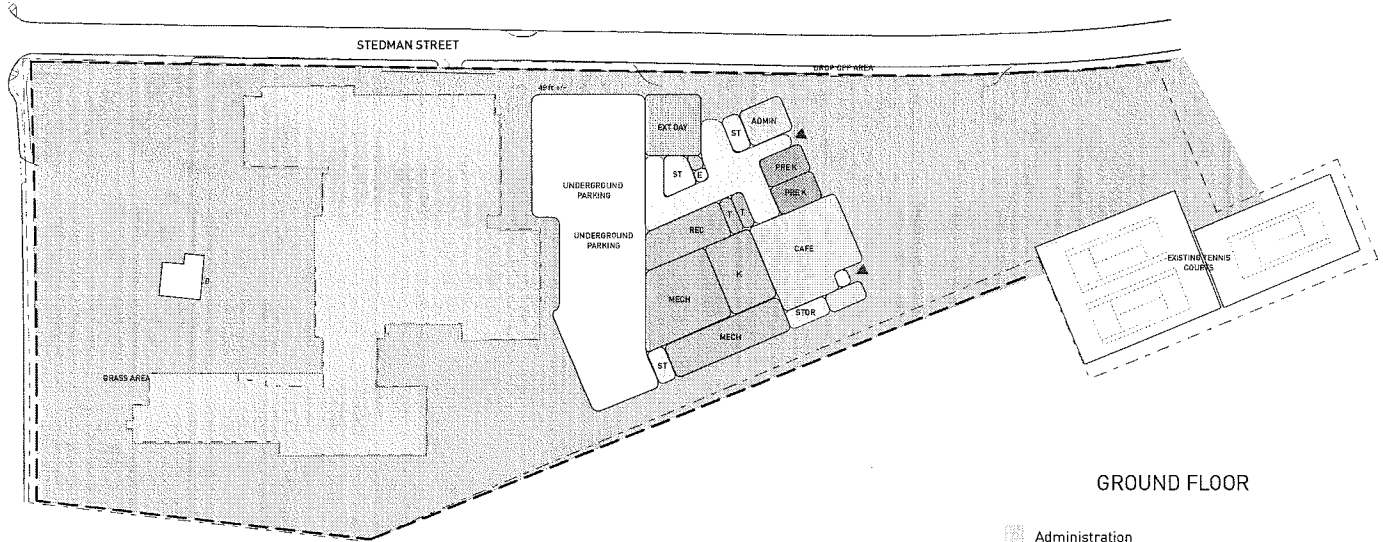
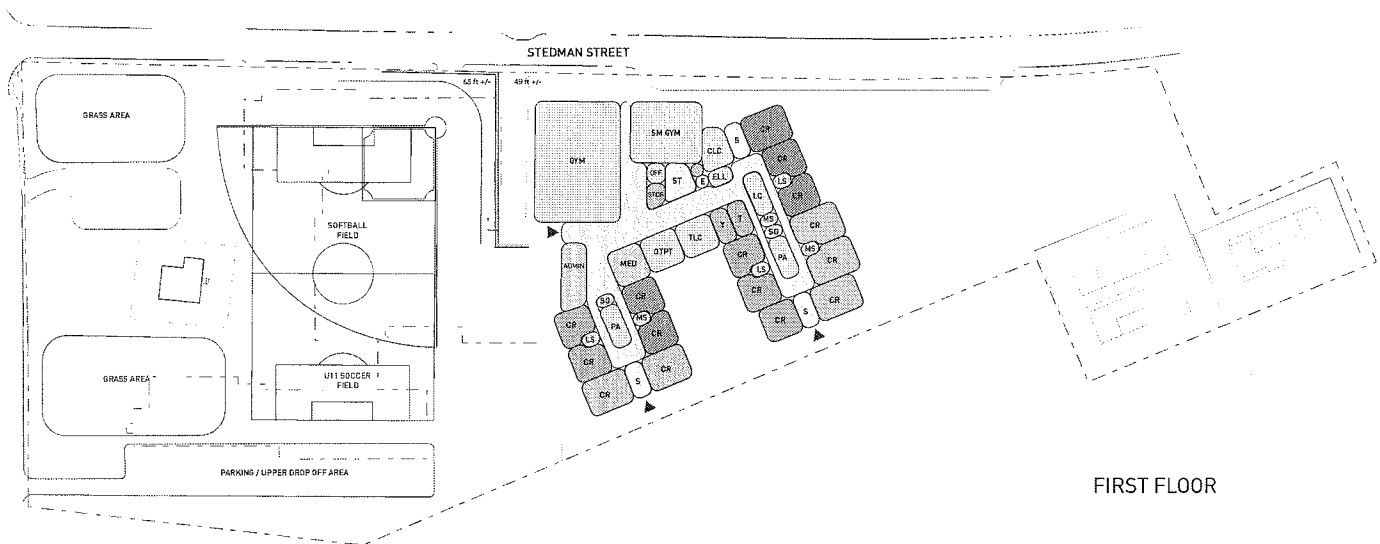
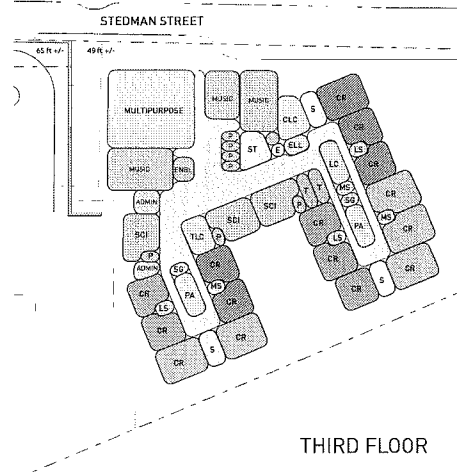
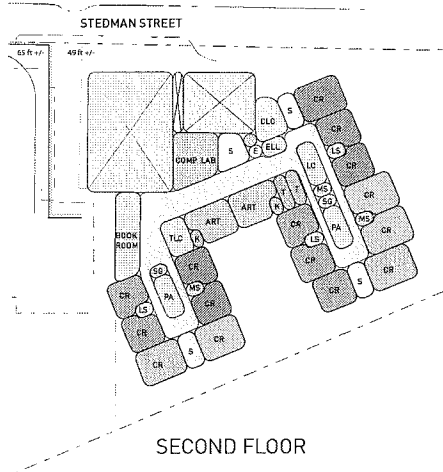
DEVOTION SCHOOL

Brookline, MA

2/14/14

- Administration
- Shared Spaces
- Mechanical/Circulation
- Academic
- Classroom Cluster 1
- Classroom Cluster 2
- Classroom Cluster 3
- Special Education
- Toilets





## Concept Diagrams - Option 7

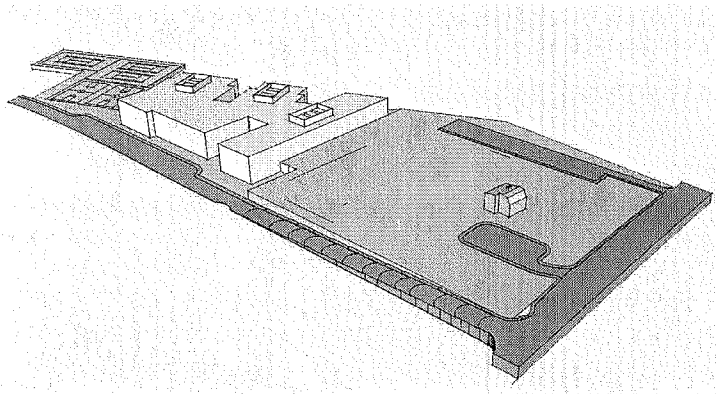
DEVOTION SCHOOL

Brookline, MA

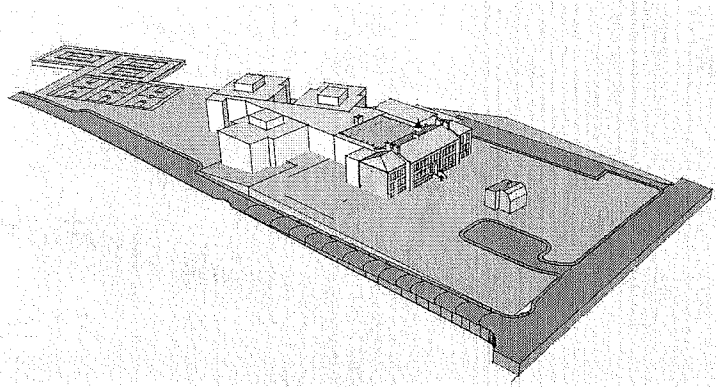
2/14/14

- Administration
- Shared Spaces
- Mechanical/Circulation
- Academic
- Classroom Cluster 1
- Classroom Cluster 2
- Classroom Cluster 2
- Special Education
- Toilets

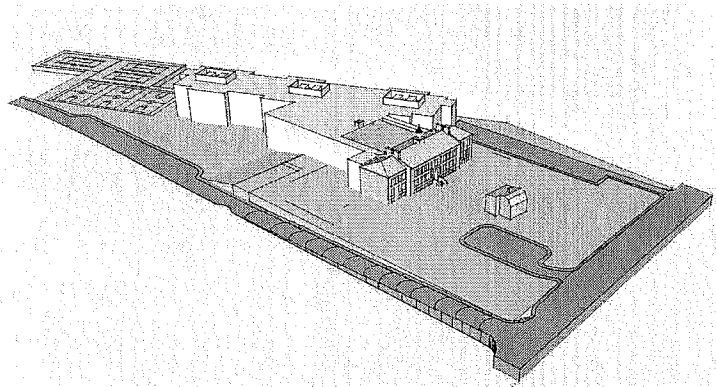




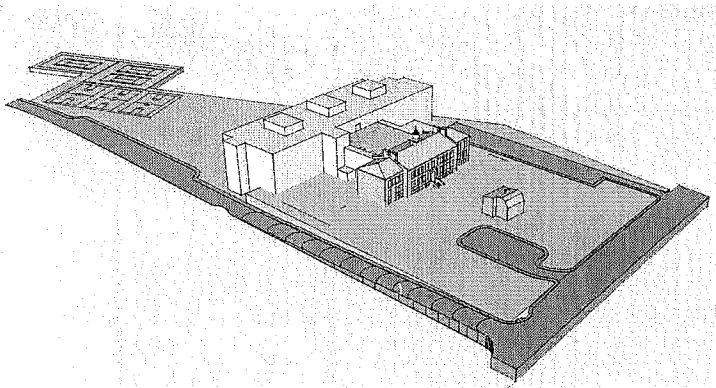
OPTION 2



OPTION 3

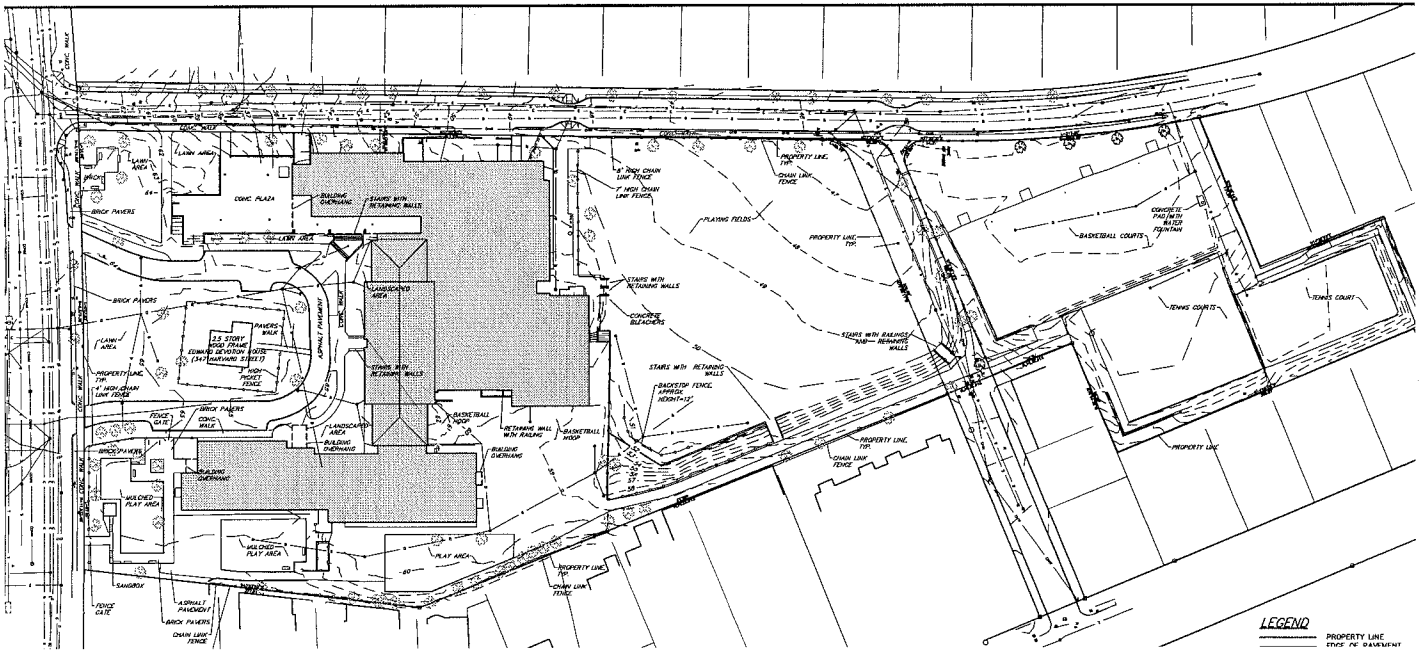


OPTION 4



OPTION 6





SITE SURVEY

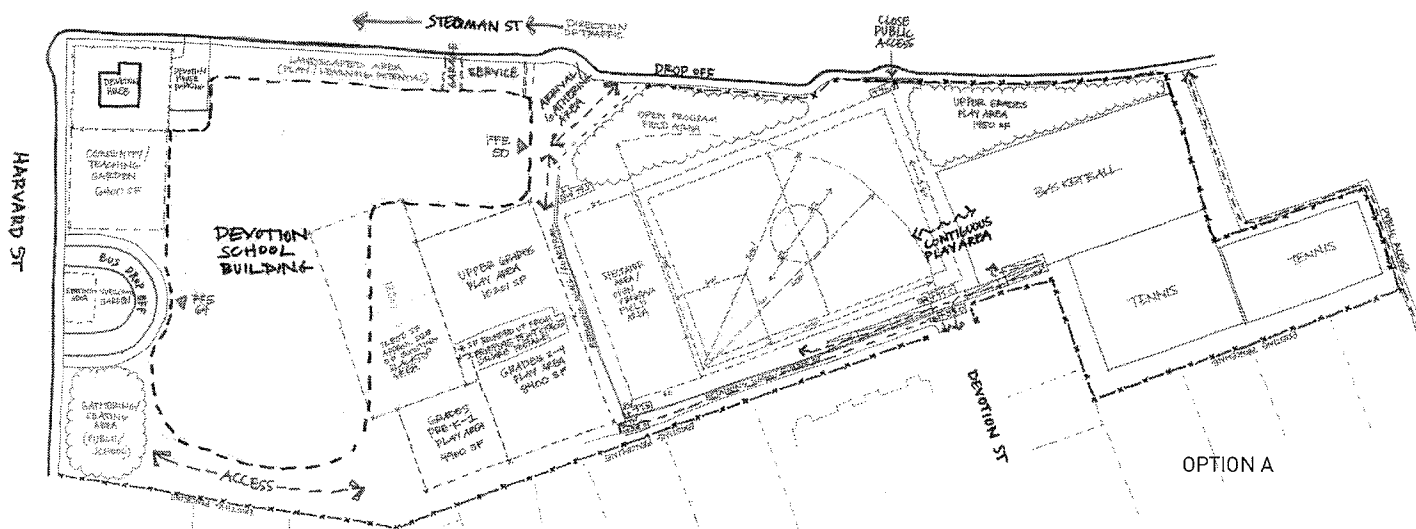
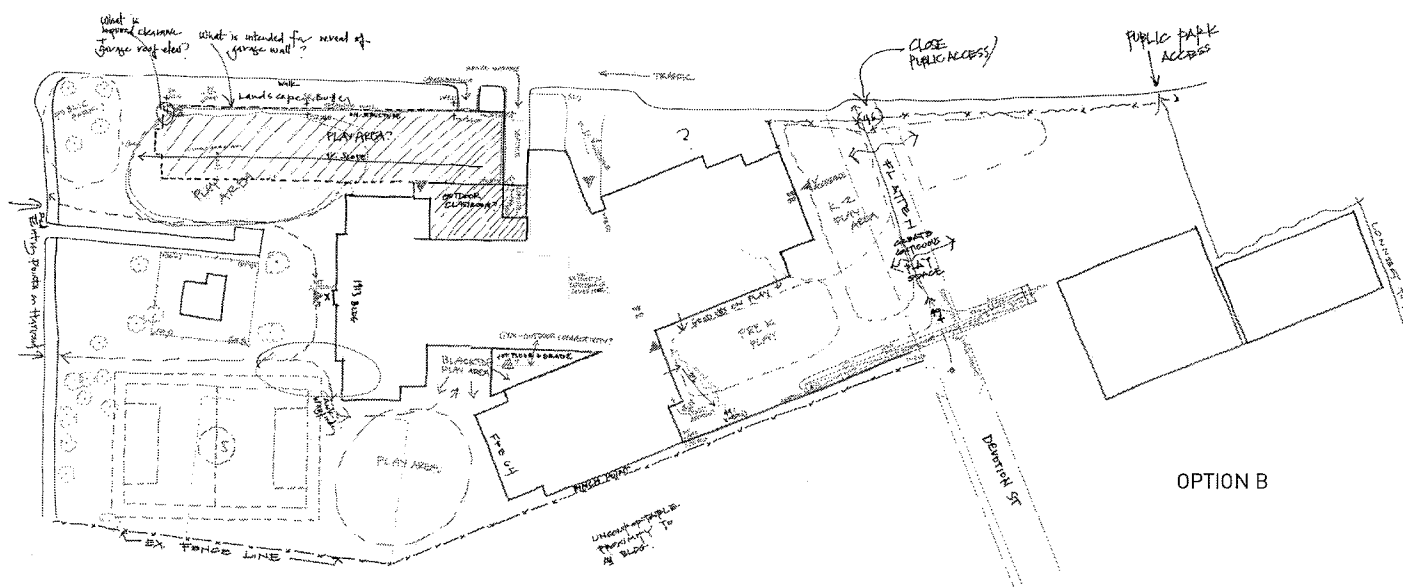
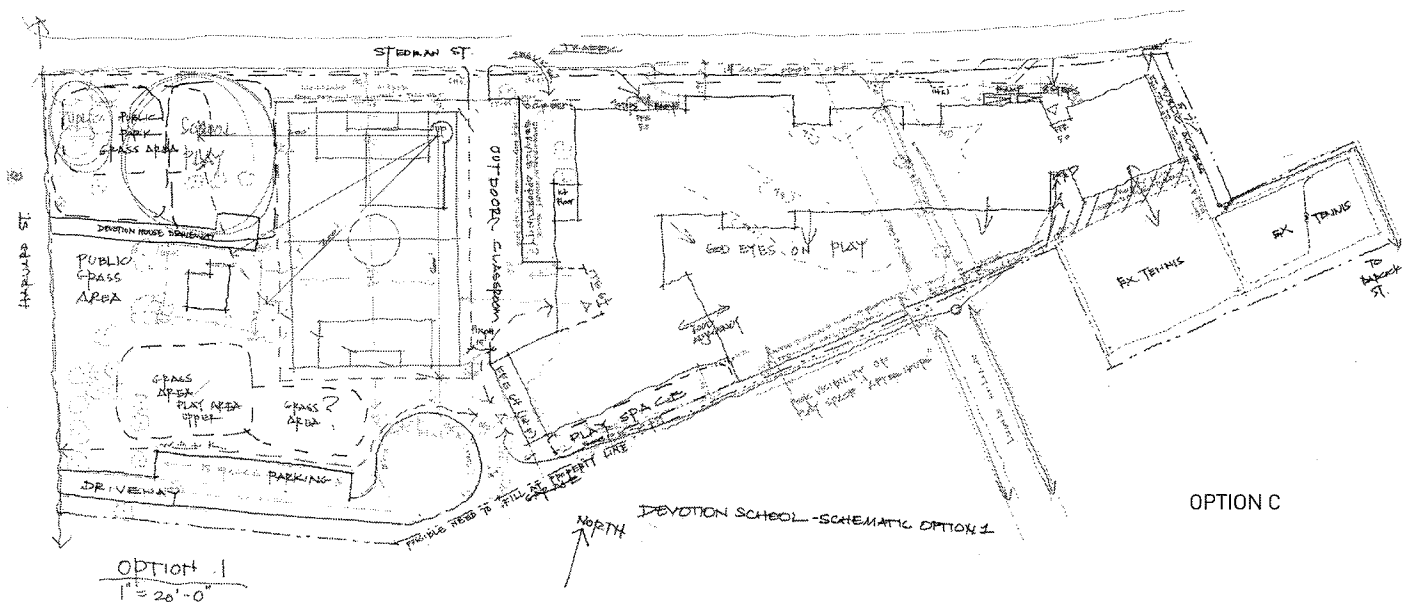


EXISTING SITE AERIAL  
IMAGE BY GOOGLE EARTH

**Existing Site**  
**DEVOTION SCHOOL**  
Brookline, MA  
2/14/14







## Play Field Options

DEVOTION SCHOOL

Brookline, MA

2/14/14



# Meeting Sign-In Sheet



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Sign In Sheets

Project: Edward Devotion School Building Committee

Date: 14 FEB 2014

Facilitator: Anthony Guigli, Town of Brookline

Time: 8:00 a.m.

Place/Room: TOWN HALL ROOM 103

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SERGIO M. MARIAMANI	P. BOARD		on file	on file
Jennifer Flewelling	Principal-Devo		on file	on file
Jim Batchelor	Pres. Comm.	Chr.	"	"
BOB SHUMMAN	ZASTICH	owner	617-946-8292	RobertShumman@gmail.com
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Angela Hyatt	Advisory Com.		617-542-6650	ahyatt@schwartzsilver.com
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Roberta Winitzer	Historic Soc.		617-277-5331	RSWINITZER@RCN.com
Ken Liss	Historical Soc		617-739-7990	klisse@brooklinehistorical.society.org
John Bowman	Resident		617-312-9588	John_L_Bowman@alum.mit.edu
Mark Gray	Historical Society		617-232-1158	mgray99@gmail.com
Dan Bennett	T.O.R		617-730-2100	dbennett@brooklinema.gov
HELEN CHARLUPSKI	School Committee			

## Meeting Sign-In Sheet



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## Sign In Sheets

Project: Edward Devotion School Building Committee  
Facilitator: Anthony Guigli, Town of Brookline  
Place/Room: \_\_\_\_\_

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

PRINT NAME	ORGANIZATION	TITLE	PHONE	EMAIL
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## Meeting Sign-In Sheet



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### Sign In Sheets

Project: Edward Devotion School Building Committee  
Facilitator: Anthony Guigli, Town of Brookline  
Place/Room: \_\_\_\_\_

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

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